



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Rivana at Innovation Station

ZMAP-2021-0003, SPEX-2021-0004, SPEX-2021-0011, ZMOD-2021-0003, ZMOD-2021-0004, ZMOD-2021-0005, ZMOD-2021-0006, ZMOD-2021-0047, & ZMOD-2021-0092

Board of Supervisors Business Meeting
May 16, 2023



OPERATIONS RD

RADAR RD

N PERIMETER RD

WINDSHEAR RD

ARIANE WAY

OLD OX RD

PACIFIC BLVD

SHAW RD

DAVIS DR

OAKGROVE RD

HERNDON

ROCK HILL RD

Waterside

Dulles World

Dulles International Airport

DULLES

RUCKER RD

AVIATION DR

28

267

M metro

0 1,000 2,000 3,000 Feet

February 2022 Photography flown by the Sanborn Map Company, Colorado Springs, CO. Digital Orthophotography compiled by Sanborn Map Company, Colorado Springs, CO.

Development Proposal

- ZMAP-2021-0003 – Rezoning of approximately 79 acres to the Planning Development – Town Center (PD-TC) zoning district
- SPEX-2021-0004 – A request to develop incidental structures in the floodplain greater than 840 Square Feet (SF), and to permit passive and active recreation uses up to ten percent of the floodplain
- SPEX-2021-0011 – A request to allow surface parking
- ZMODs – Requests to modify nine requirements for development in the PD-TC zoning district, reduce the Scenic Creek Valley Buffer, reduce required parking, allow an alternative method of calculating tree canopy requirements, and reduce building and parking setbacks.

Development Program

- Up to 2,719 Multifamily attached residential units:
 - 272 units (10 percent) designated as Unmet Housing Needs Units (UHNU) - will be made available for residents making between 0-80 percent Area Median Income (AMI)
- Nonresidential:
 - 2,405,000 SF of office uses
 - 347,000 SF of commercial uses
 - 495,000 SF of hotel uses
 - 127,500 SF of civic uses



Updates following April 12 Board Public Hearing

- Horsepen Run Park has been renamed to “Rivana Park”
- Unmet Housing Needs Units (UHNUs) commitments have increased from eight percent to ten percent
- Option to provide units for purchase in Block B
- Proffer to dedicate three park areas to the County
- Capital facilities credit request has increased from \$7.8 million to \$12 million
- Applicant has updated Innovation Avenue Traffic Signal Proffer language to address staff concerns

Outstanding Issues

- Applicant is “carrying over” previous commitments for \$751,000 to be used for regional road/transit contributions (approx. \$594/unit) for the first 1,265 units
- Applicant not providing regional road/transit contributions or capital facilities contributions for UHNUs up to 60 percent AMI
- Staff does not support applicant’s request for a capital facilities credit (\$12 million) for the dedication of park areas
- The parks as proposed do not meet Capital Facilities Standards
- Staff recommends against the dedication of this park

Recommendations:

The Planning Commission (Commission) forwarded (7-2: Barnes and Kirchner opposed) the applications to the Board of Supervisors with a recommendation of approval based on the applicant revising Proffers to address intersection improvement and phasing language

- The applicant has updated Proffers to address the Commission's recommendations

Staff supports approval of the applications but cannot support the applicant's requests for capital facilities credits or the applicant's proposal to not provide the anticipated amount of regional road/transit contributions